

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	26245	Agenda Number	119.
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Meeting Date:	8/22/2013	Department:	Watershed Protection
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Subject

Conduct a public hearing and consider an ordinance regarding floodplain variances to allow construction of a retaining wall and fill at 101 Red River Street (proposed Fairmont Hotel) within the 25-year and 100-year floodplains of Waller Creek.

Amount and Source of Funding

Fiscal Note

There is no unanticipated fiscal impact. A fiscal note is not required.

Purchasing Language:	
Prior Council Action:	August 8, 2013 - Council set the public hearing.
For More Information:	Kevin Shunk, 974-9176; Mapi Vigil, 974-3384
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

Waller Creek Eleven, LTD, through their agent, Mr. Bryan Moore, P.E., of Consort, Inc., is seeking to obtain a site development permit for the proposed Fairmont Hotel, which will be located at 101 Red River Street. The site plan application associated with the project is SP-2012-0333C. As part of the hotel development, the applicant proposes to construct a retaining wall and fill that are located within the limits of the 25-year and 100-year floodplains of Waller Creek.

The owner seeks variances to the City of Austin’s floodplain management regulations to: 1) construct the retaining wall in a manner that causes adverse flooding impacts to other properties; 2) not submit an engineering analysis demonstrating that the capacity of the watercourse will not be decreased as a result of the proposed development; 3) construct a building with a finished floor elevation that does not meet the central business area freeboard requirement of two feet above the 100-year floodplain; 4) increase the level of the design flood elevation without submitting a conditional letter of map change (CLOMC) to the Federal Emergency Management Agency (FEMA); and 5) not submit a drainage study required by the director.

If this site plan application were to be submitted after the completion of the City’s Waller Creek Tunnel project,

which is currently projected to be completed in late 2014, the site plan would be in compliance with the floodplain regulations and not require any floodplain variances.

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS APPROVAL OF THIS VARIANCE REQUEST.